



TOWN OF AMENIA

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Zoning Board of Appeals Meeting Monday, April 21, 2014

Present: Chairman Leo Blackman
Terry Metcalfe
David Menegat
Kevin Cassone
Paula Pelosi
Dave Everett, Attorney

MOTION TO OPEN THE ZONING BOARD OF APPEALS MEETING was made by Leo Blackman, seconded by Terry Metcalfe

Silo Ridge

Informational Presentation

**5021 Route 44
Amenia, NY**

Pedro Torres, President; Peter Wise Attorney and Mike Dignacco represented the Silo Ridge Project. Mike Dignacco went over the amended site plan for the project with the Board. He explained the entrance will be the same coming up into the central village green area. There are multifamily units around the village green - condominium's, town homes then branching out there will be single family homes toward the lake to the south and along where it meets the golf course, as well as residential going to the north and east. The golf course is generally in the same location. Chairman Blackman asked about the road configuration. Mr. Dignacco stated it was generally the same possibly a bit smaller as they have eliminated parts of the village green. The product mix has changed: from a 300 room hotel to a 21 unit lodge with 5 units located in the club house. Ms. Pelosi asked about the single family homes. Mr. Dignacco stated they were located to the south along with an 8000 square foot family barn containing a family theater, two bowling lanes, galley kitchen, open area for gatherings on the first floor and a pool area. Ms. Pelosi asked how the single family homes worked. Mr. Dignacco explained you buy the single family lot, you choose the home that would fit on the parcel, and then would go through an interior design process with the interior designer before the house would be built. It belongs to only one family. The Lodge units would be 16 units to the north and the 5 units in the club house. They are considered Hotel Condominiums with certain language on occupancy. Chair Blackman asked how much the number of houses changed. Mr. Dignacco stated 338 residential units prior, now **224** residential units (which also include 13Town Homes, 52 Condominiums)

and **21** lodge units for a total of **245** units. Ms. Pelosi asked about the golf villas. Mr. Dignacco explained they were single family. The only Town Homes and Condominiums that are attached surround the village green. The Maintenance building will be on the south entrance. The overlook on DeLavernge Hill will be in Phase I. There are 676 acres with the 6 acre lot line adjustment of which 547 acres will be in conservation easement. Kevin Cassone asked if there was a need to file for any variances. Mr. Dignacco continued there should be no need as they have dropped the height of the buildings. Dave Everett interjected one of the things the consultants are evaluating is whether there are any variances needed with the TND part, the Planning Board may waive that. The Zoning Code requires no gates for TND and the roads have to be open to the public. This was being looked at.

Dave Everett noted the Zoning Code requires no gates for TND and the roads have to be open to the public. This was being look at. Peter Wise stated the Planning Board has the ability to determine whether gates and private roads are pertinent under the circumstances. Mr. Torres stated in the past this was passed by the Planning Board to the ZBA for recommendation not a variance.

Dave Everett continued telling the ZBA the lot line adjustment is in the OC zone not in the RDO. A golf course is allowed in that district as a recreational business use. In order to get approval for that they will need to file for a SUP for that use and that will require a referral to the ZBA for recommendation.

Terry Metcalfe asked what was going on with the swamp area along Route 22. Mike Dignacco stated it was a DEC wetland and the project has a 100' buffer around it. Ms. Pelosi asked if there were going to be any entrances on DeLavernge Hill. Mike Dignacco stated not in the current phasing. In a later phase there is planned two means of egress, one of which will be for emergency purposes only. Kevin Cassone asked if the town consultants were reviewing this. Mr. Everett stated after going over the information provided by Silo Ridge, the PB consultants were meeting this week to discuss the preliminary comments, with the expectation those comments will be finalized and be submitted to Silo by May 1st. Mary Ann Johnson is reviewing the Planning, the TND review issues, Dr. Klemens is doing ecological review, George Janes is the visual review and Julie Mangarillo is doing the engineering review.

Mike Dignacco continued showing the Board the open space plan. The golf course will be put in conservation easement. He explained to the Board the golf course and the village core (based on sales). The golf course should be open in 2016, depending site plan approval the site infrastructure later this year. Then 5-7 years to finish.

Chairman Blackman asked about the lot size. Mr. Dignacco said they range from about 1/3 acre to 2 acres. The Overlook and Artisan Park will be built in Phase I. This will be open to the general public. Chairman Blackman asked about the retail amenities. The General Store will be in part the sales office. It will have a café, basics and will be open to the public. The amount of retail has been significantly reduced from the previous plan. Dave Everett asked on the end of the condo units is the parking available for fire trucks. Mike Dignacco stated it would be open on two places to firemen, but access would be walking from the fire truck with hose. He showed the ZBA the sewer and water layout and the habitat management plan, using native plants. Also

shown were the street signs and street lighting. They will use lighting as low as possible. They will be using natural stone and blue stone with natural pavers and stone walls.

Part of the Habitat Management Plan was to create buffers for the water bodies. They increased the buffer zone from the old plan to the new plan. They have 100' buffers 30' – 100' buffers and 30' or less. Mr. Torres stated they will meet East of Hudson standards.

Chairman Blackman asked about the gate house and those that live in the community. The gate was a great concern to the ZBA several years ago, as it contradicted any pretense that the resort was a “hamlet”, and served to exclude non-members. The layout and architecture are all very nice, but as Amenia is a largely working-class town, this will be seen as an affront. He was however glad to see that time shares were limited, as he has read that they and Golf Course Communities were falling out of favor. That might have changed in recent years. Pedro addressed Chairman Blackman’s concerns. He stated that they have owned the property for 14 years and live here. The Discovery Land Company approached the Torres family for this project. This company builds high end communities and has over 17 developments to their credit and has been extremely successful. Even though it is a single family community, they focus on the family. There are many activities for the kids. We have found a great partner and they build great communities. We focus on construction and let the Discovery people focus on sales. The amenities will be built and if the houses sell great if not there it will still be a golf course. The gate was approved in a previous plan and for Discovery this was a must or there would be no deal. We worked with them and are able to push the gate back to be less visual from the road. They will do charity events throughout the year. Most of their staff are pro tour players – who will work with the school to train a golf team and host fire department outings.

Mr. Blackman asked if the houses were in the million dollar range. Mr. Torres said higher. Mr. Blackman continued there are many houses in the area both high and middle range for sale in the surrounding community, do you feel confident that there is a market for that high cost of construction. Discovery already has a substantial amounts of homes sold. Terry Metcalfe asked if they would continue to support the golf course. Mr. Torres stated they look at the club as a profit share interest and consider it a pure loss all the way. The course will only be open to members. Ms. Pelosi asked if the residents would view this development as a second home. Mr. Torres said all for 2nd homes and some for 3rd or 4th homes.

Chairman Blackman asked if the Club House would have a restaurant that is open to the public. Mr. Torres stated only for those staying in the lodge or as a guest. There will be a restaurant on DeLavernne Hill that will be open to the public and the General Store. It will be a member’s only golf course. Mr. Blackman asked if the sewer connection for the town was still on the table. Mr. Torres stated the Town could not afford to connect to the Silo Ridge system so they are pursuing their own system. A piece of property owned by Silo Ridge is being looked at by the Town for their own system and if the Town is able to get sewers in Town, Silo Ridge will donate the property to the town. Silo is working with Dutchess County Wastewater Committee to see if Silo can help the town lower the bonding capacity so will guarantee part of it. This would be in lieu of workforce housing.

The ZBA felt the changes that have been made to the plan are positive.

Old Business:

Training – Four credit hours per year – good for one year from date. One member of the ZBA, David Menegat has completed his 4 credits until April of next year. Ms. Metcalfe volunteered to track this system. A reminder will be sent out to Board members if they are due for more credit. Dave Everett stated there are courses on line as well. The Association of Towns usually in February, however they are having 4 summer school training seminars, one in this area; NYS Planning Federation, NYCOM offer and County Planning also has seminars. Mr. Everett does these seminars across the state, and could come to Amenia and do all the Boards at the same time. He also suggested that we get other towns to take advantage of this combined training. This is being looked into.

DeSantis: Resolved - A Special Use Permit for the DeSantis property was issued by the Planning Board March 20, 2014. Mr. Everett stated the project was sent to the ZBA for recommendation from the Planning Board. It was determined with the help of John Fenton that a variance was not necessary because it was a non-conforming lot. John Fenton determined that it needed a special use permit. The Planning Board resolved the other issues the ZBA had recommended.

Wassaic Project: Ms. Metcalfe stated after contacting the applicant, a letter will be sent to the owner of the property on April 23, 2014 stating they have until May 15, 2014 to remedy the sign situation.

New ZBA Application: Chairman Blackman will look over and revise before the next ZBA meeting.

Minutes:

MOTION TO APPROVE THE MINUTES OF MARCH 17, 2014 was made by Leo Blackman, seconded by David Menegat

VOTE TAKEN - MOTION CARRIED

Zoning Code Amendments: Dave Everett spoke about the Zoning Code Amendments that the Town Board was working on. At what point is the Town at?

MOTION TO CLOSE THE ZBA MEETING was made by Chairman Blackman, seconded by Terry Metcalfe

MEETING ADJOURNED

Respectfully submitted,

Susan M. Metcalfe
Zoning Board of Appeals Secretary

The foregoing represents unapproved minutes of the Zoning Board of Appeals meeting held on April 21, 2014 and is not to be construed as the final minutes until so approved.

_____Approved as read

___x___Approved with: deletions, corrections or additions 5/19/2014

Change: Kevin Cassone will provide the Secretary the two classes he took to fulfill the requirement of the Town Board for Training.